



## Stilemans, Wickford

£220,000

- Entrance Hall
- Kitchen 8'1 x 6'6
- Shower Room
- Parking & Visitors Parking
- Epc - C
- Lounge 16'5 x 10'3
- Bedroom 13' x 9'
- Communal Gardens
- No Onward Chain
- Council Tax - A

GUIDE PRICE £220,000 to £230,000 - A SECOND FLOOR RETIREMENT APARTMENT located in the centre of WICKFORD being offered for sale with NO ONWARD CHAIN. The property is DOUBLE GLAZED and has a REFITTED SHOWEROOM and MODERN KITCHEN. The development has PARKING as well as communal area's so you can mingle with other like minded residents if you wish and join in with some of the organised activities whilst having your own apartment and privacy. Keys are held for immediate viewings



Council Tax Band: A



**Communal Entrance Hall**  
Entrance to individual apartments and access to lift, further access to wardens office, communal lounges and laundry room

#### Entrance Hall

Wall mounted security telephone entry intercom, heater, access to accommodation further doors to airing cupboard and two storage cupboards and loft

#### Showeroom

Fully tiled walls, extraction, suite in white comprising low flush wc and wash hand basin inset to vanity unit, double width shower cubicle with shower and glazed screen

#### Bedroom

13 x 9  
Double glazed window to flank offering views of the gardens, heater, textured ceiling with coved surround, fitted wardrobes and over bed unit and fitted drawers

#### Lounge

16'5 x 10'3  
Double glazed window to flank overlooking garden, open aspect to kitchen, heater, textured ceiling with coved surround

#### Kitchen

8'1 x 6'8  
Range of wood effect units to ground and eye level incorporating

complimentary roll edged worksurfaces, sink unit with mixer taps, space for fridge/freezer, cooker space with cooker hood over, textured ceiling with coved surround

#### Exterior

Communal gardens for the use of the residents and communal parking area's

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

#### LEASE DETAILS

LEASE 99 YEARS FROM  
01/04/1988  
GROUND RENT £280.00  
PER ANNUM  
SERVICE CHARGE £1732.80  
AN INTERVIEW WILL BE  
REQUIRED WITH THE  
ESTATE MANAGER





EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 43.0 sq. metres (462.7 sq. feet)

